

Planning, Building & Environmental Services

# Hess Collection - Laird

## General Plan Map Amendment and Rezone

Sean Trippi, Supervising Planner



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# Agenda

- Project Proposal
- Discussion
- Staff Recommendation



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# Project Proposal

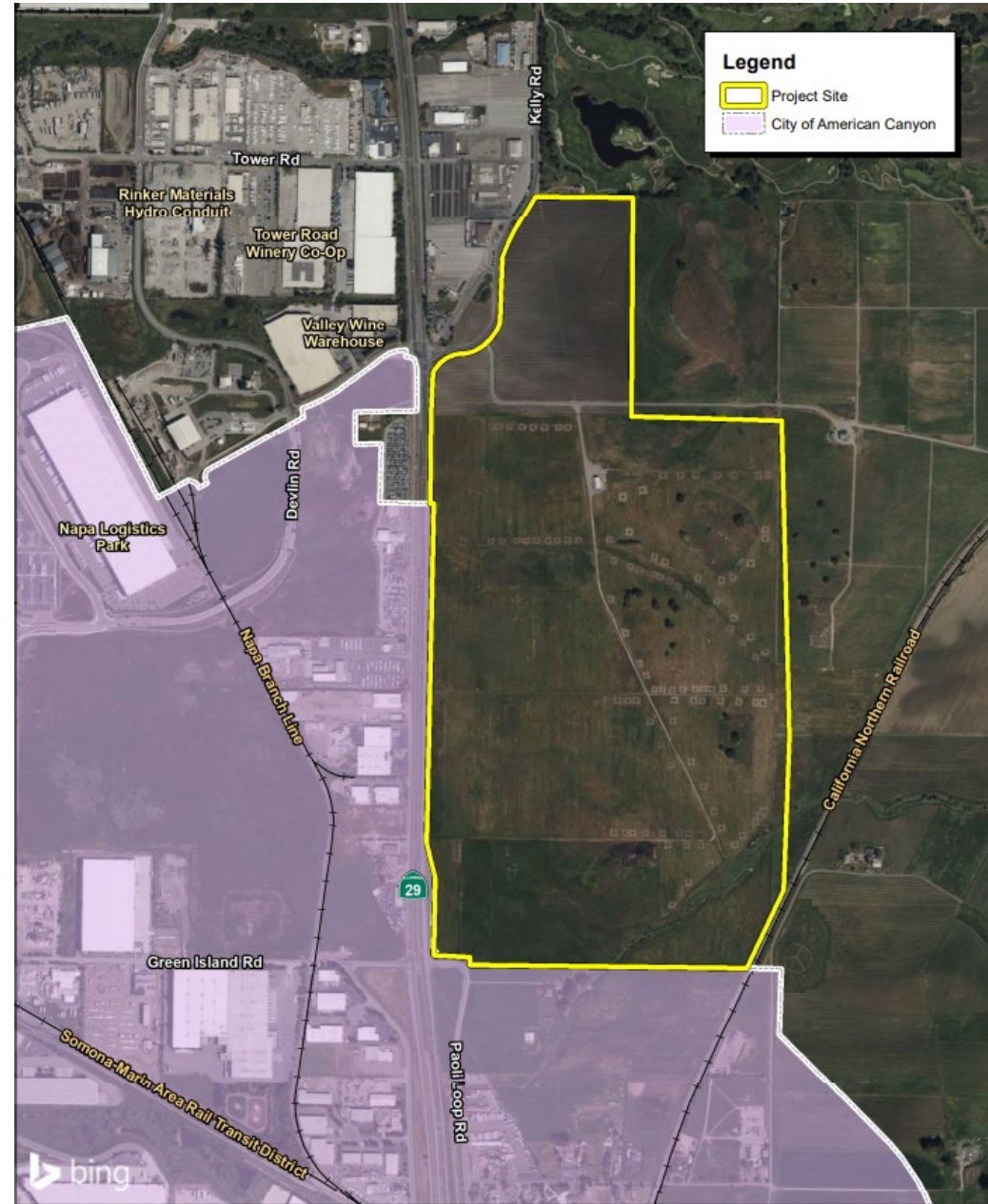
The Proposal Includes:

- General Plan Amendment (P21-00055)
- Zone Change (P24-00221)



# Project Location

- 5750 South Kelly Road
- APN's: 057-090-065 (Hess) & 057-090-066 (Laird)
- Approximately 280-acre site





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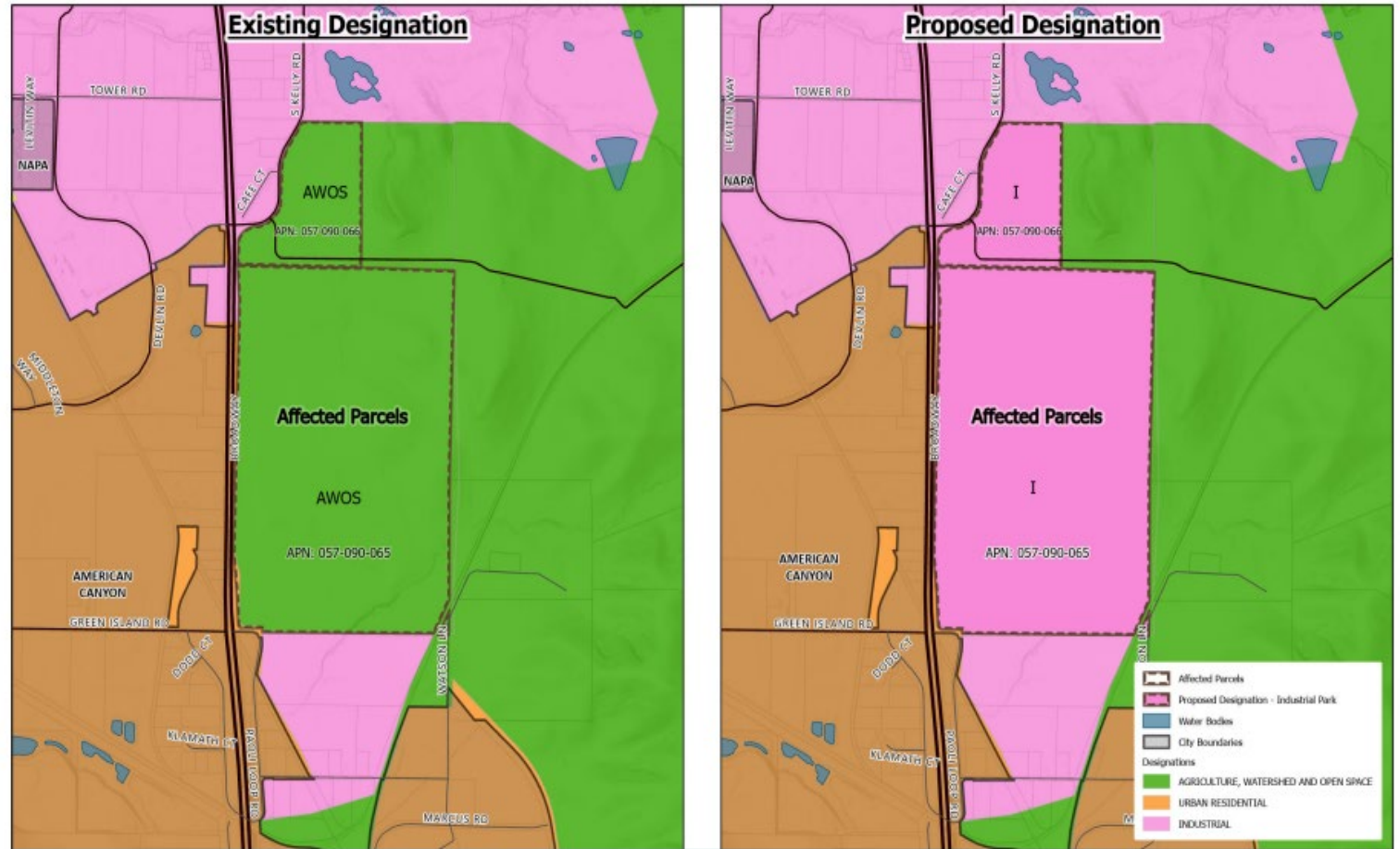
# Project History

- 2021 – BOS Hearing to initiate the GPA.
- 2024 – PC Hearing - Resolution No. 2024-002-PC  
(Attachment A)
- 2024 – ALUC Hearing



# General Plan Amendment

Change the land use designation from Agriculture, Watershed and Open Space (AWOS) to Industrial (I).



General Plan Amendment | P21-00055 Hess Collection - Laird

DATE PUBLISHED: 4/16/2024 AUTHOR: SC  
DATE REVISED: MAP SCALE: 1:12,000  
Disclaimer: This map was prepared for informational purposes only. No liability is assumed for the accuracy of the data delineated herein.



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# Measure J and Measure P

Changes to the County's Land Use Map which would re-designate land designated as AR or AWOS requires a 2/3 vote of the people.

\*Designation based on the land use map adopted by the BOS on September 8, 1975, as amended through September 28, 2007.

Measure J and P were intended to protect existing agricultural designated lands.



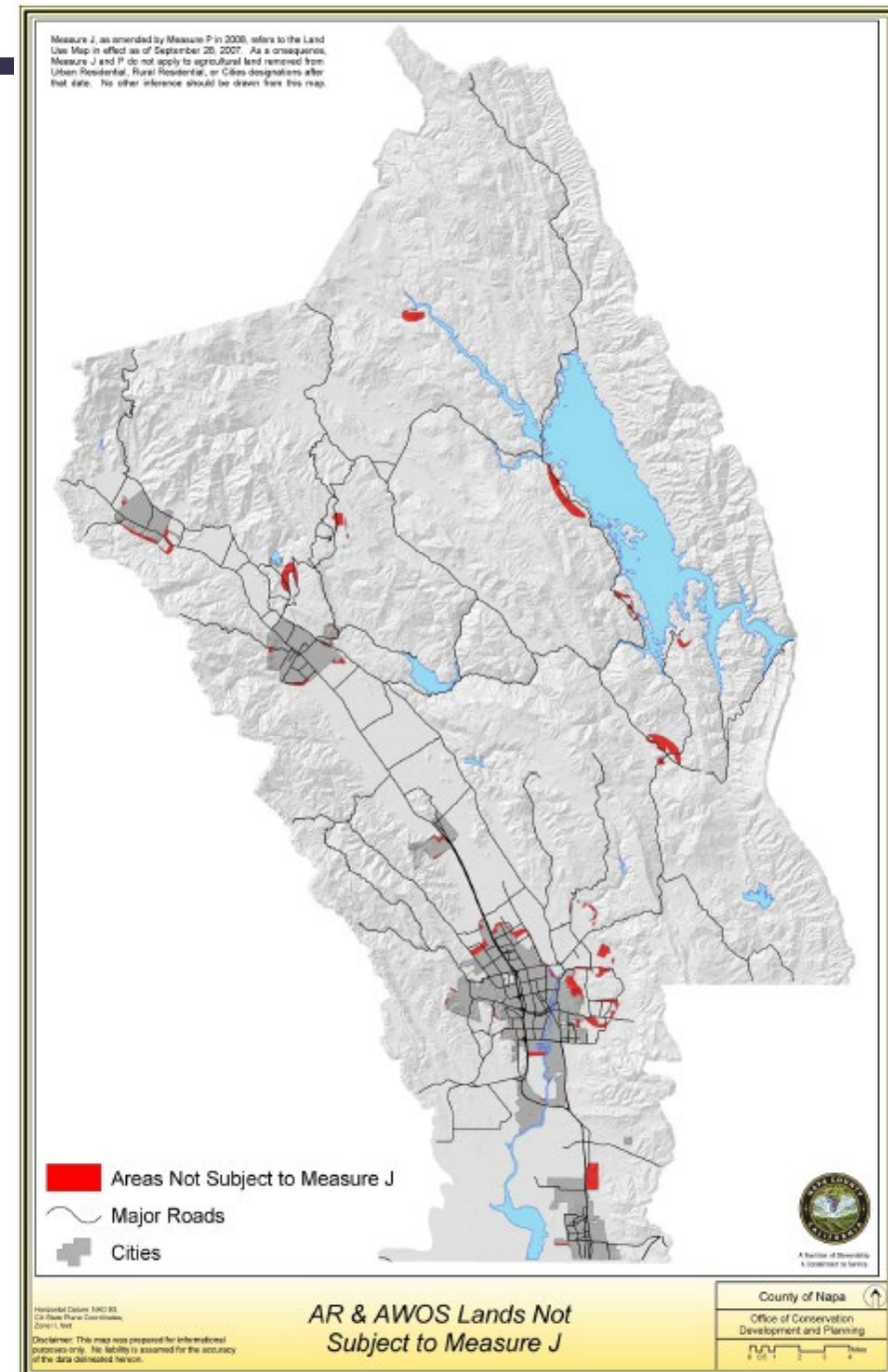
# Measure J and Measure P

Measure J passed in November 1990.

Measure P passed in 2008.

The proposed GPA is not subject to Measure P (extension of Measure J).

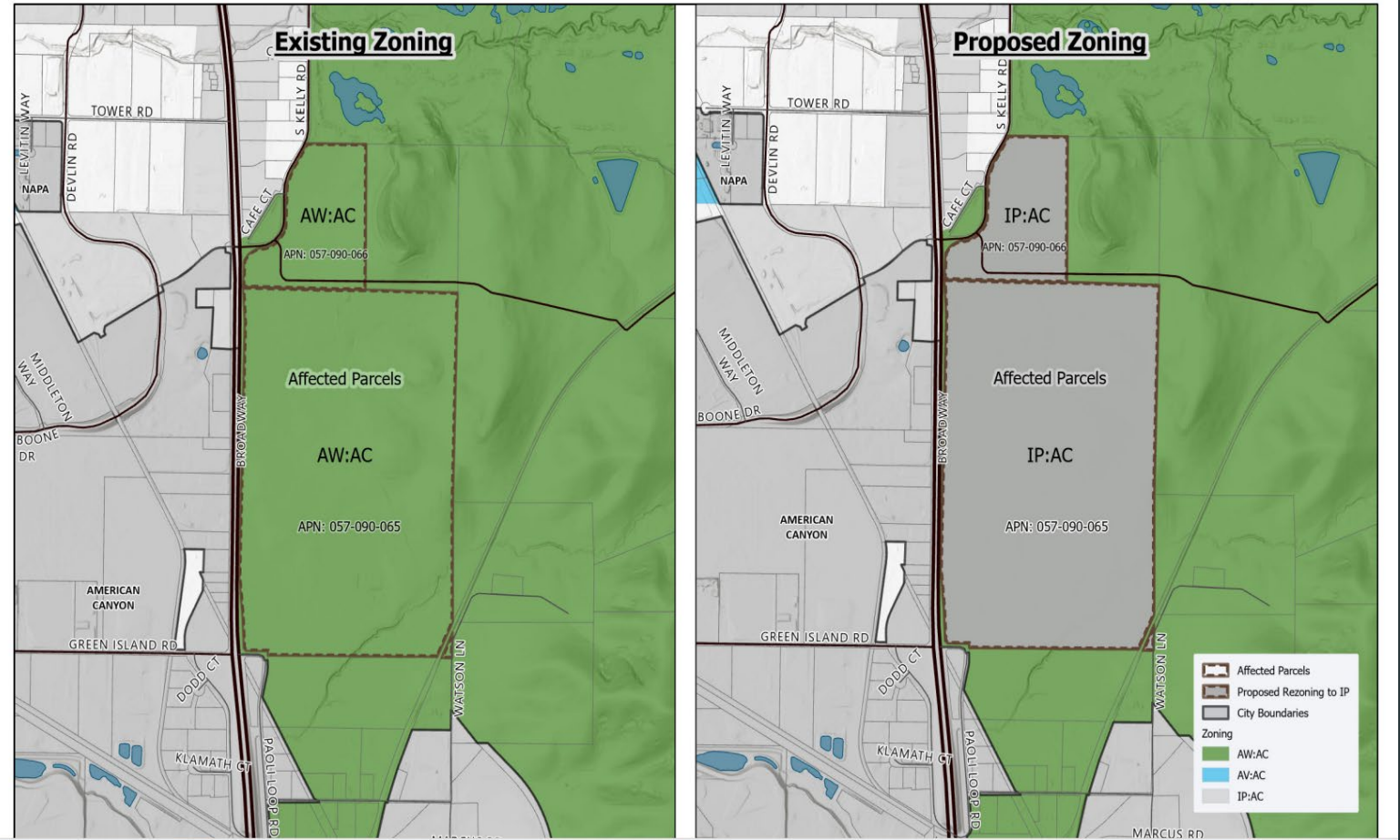
GP Policy AG/LU-40





# Zone Change

Change the zoning district from Agricultural Watershed: Airport Compatibility (AW:AC) to Industrial Park: Airport Compatibility (IP:AC)



# CEQA Analysis

Consideration and possible recommendation of an addendum to the 2008 General Plan EIR.

The GP EIR included the evaluation of five project alternatives, including the Existing Plan Alternative (Alternative A) and the Jobs/Housing Balance Alternative (Alternative E)

The proposed project would not have any potentially significant environmental impacts.



# Staff Recommendation

## Action Required:

1. Approve and Adopt the Addendum to the 2008 General Plan EIR(Attachment D) based on Findings 1-5 of Attachment C;
2. Adopt a resolution to amend the General Plan to change the property's land use designation from AWOS to I (P21-00055) - Attachment B;
3. Adopt an ordinance to rezone the property from the AW: AC zoning district to the IP: AC zoning district (P24-00221) - Attachment C;  
and





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# Thank you

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